157.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	768,200 / 768,200
					USE VALUE:	768,200 / 768,200
					ASSESSED:	768,200 / 768,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIANG CHI DEAN & CHING CHING
Owner 2:	
Owner 3:	
Street 1:	172 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEWKOWICZ JAMES F & CLAIRE F -
Owner 2:	-
Street 1:	172 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Asbestos Exterior and 2365 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	344,300	3,900	420,000	768,200
Total Card	0.138	344,300	3,900	420,000	768,200
Total Parcel	0.138	344,300	3,900	420,000	768,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.88 | /Parcel: 324.8

Legal Description

User Acct 104791

GIS Ref

GIS Ref

Insp Date 10/20/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 157.0-0005-0010.0

!12321!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,600	3900	6,000.	420,000	768,500	768,500	Year End Roll	12/18/2019
2019	101	FV	267,600	3900	6,000.	420,000	691,500	691,500	Year End Roll	1/3/2019
2018	101	FV	267,600	3900	6,000.	354,000	625,500	625,500	Year End Roll	12/20/2017
2017	101	FV	267,600	3900	6,000.	324,000	595,500	595,500	Year End Roll	1/3/2017
2016	101	FV	262,900	3900	6,000.	276,000	542,800	542,800	Year End	1/4/2016
2015	101	FV	256,400	3900	6,000.	240,000	500,300	500,300	Year End Roll	12/11/2014
2014	101	FV	256,400	3900	6,000.	222,000	482,300	482,300	Year End Roll	12/16/2013
2013	101	FV	256,400	3900	6,000.	211,200	471,500	471,500		12/13/2012

PRINT

Date	Time
12/11/20	02:25:09

LAST REV

Date	Time
10/20/16	15:52:00
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12321

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWKOWICZ JAME	55393-325		9/17/2010		509,200	No	No		
BLOMQUIST ANN-M	16443-325		9/19/1985		146,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2016	612	Manual	7,750					rebuild front ente
8/12/2015	1125	Redo Bat	17					Bathroom addition
8/3/2010	938	Manual	5,000					
7/22/1993	344		3,900					REMODEL PORCH TO L

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2016	Meas/Inspect	DGM	D Mann
10/20/2016	Permit Visit	DGM	D Mann
12/15/2008	Measured	345	PATRIOT
12/21/1999	Mailer Sent		
12/1/1999	Entry Denied	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	104791
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.93575048
Adj $ / SQ:	157.908
Other Features:	92750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423030
Depreciation:	78684
Depreciated Total:	344346

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

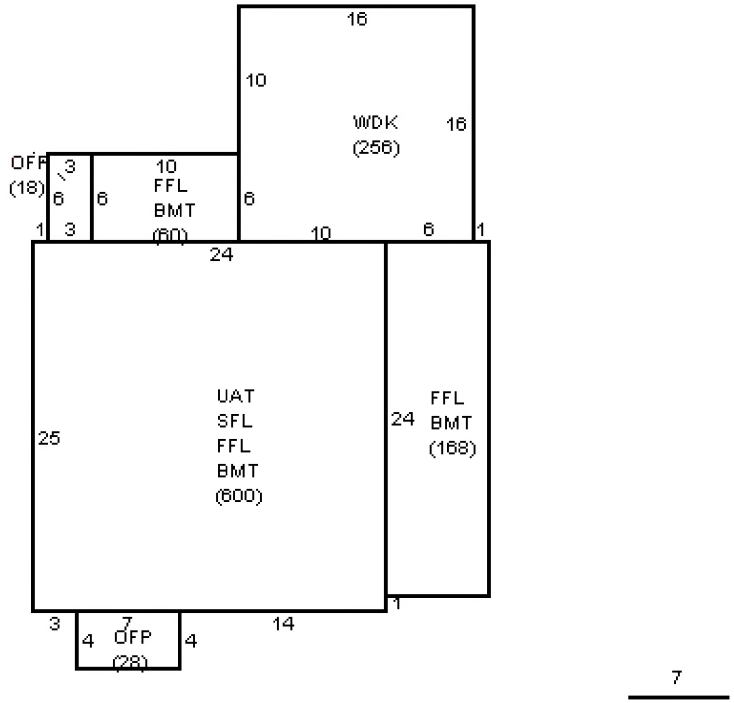
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	157.91
Special Features:	0	Val/Su Net:	127.14
Final Total:	344300	Val/Su SzAd	241.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	828	101.380	83,940
FFL	First Floor	828	157.910	130,748
SFL	Second Floor	600	157.910	94,745
WDK	Deck	256	9.270	2,373
UAT	Upper Attic	150	110.540	16,580
OFP	Open Porch	46	41.170	1,894

Net Sketched Area:	2,708	Total:	330,280
Size Ad	1428	Gross Are	3158	FinArea	2365
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	95	G	
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	A	FR	1924	25.96	T	50	101			3,000			3,000
19	Patio	D	Y	1	300	A	AV	1998	3.50	T	16.8	101			900			900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900

IMAGE

AssessPro Patriot Properties, Inc